



Build Green NH Newsletter

www.buildgreennh.com

September 2010

Our mission is to promote, educate and support the practice of green building and remodeling in New Hampshire by creating a meaningful yet flexible standard for building and remodeling techniques and materials.

In This Newsletter:

- Mark Your Calendar to Attend Building NH Trade Show & Conference
- Green Building Around The World
- Lead Paint Deadline Looming

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Courses, Testing, Trade Shows



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Book of The Month



Noted Housing Economist To Present at HBRANH Annual Meeting



Dr. Elliot Eisenberg

Dr. Elliot Eisenberg, a Senior Economist with the [National Association of Home Builders](#) (NAHB), Washington, DC, will be the featured presenter at the annual meeting and installation of officers at the Home Builders & Remodelers Association of New Hampshire on November 3rd at the Grappone Center. [Click here to register.](#)

Dr. Eisenberg holds a Bachelor of Arts degree in economics with First Class Honors from McGill University as well as a Master of Public Administration degree and a Ph.D. in Public Administration from Syracuse University. Dr. Eisenberg is a frequent public speaker on numerous housing and housing related topics including; the economic impact of homebuilding, the impact and unintended consequences of government regulations on house prices, residential fire safety and how to reduce risk and boost profits using housing futures and options on futures. He is the creator of the multifamily stock index and is the author of more than 45 homebuilding industry articles.



Dear BGNH Member & Other:
THRIVING IN TODAY'S MARKET.

Yes, many businesses are thriving in today's market. I believe there are four keys in doing so:

- Have the Right Mindset.
- Have the Right Work Ethic with fundamentally sound business systems, is your firm operating as a team, imploring your staff to be team ambassadors.
- Have the ability to Change, learn new things and adapt.
- Have and make time to attend meetings, events or learn things for changes.

One of the newest construction field growth areas - GREEN BUILDING AND REMODELING! Are you in the game?
Are you ATTENDING MEETINGS? Taking advantage of the many offering of Build Green NH.

Those that are in the game, are thriving in today's market. Are you practicing these keys?

Look forward to seeing you at an upcoming meeting and event. As always, anyway I can help, just ask! The Best!



Rick Bouchard rick@queencityremodeling.com 674-5396
President, Queen City Remodeling & more...LLC"



Home Builders & Remodelers Association Of New Hampshire Wins NAHB Association Excellence Award

Concord, NH – The Home Builders & Remodelers Association of New Hampshire (HBRANH) recently received an Award of Excellence in the following category from the Executive Officers Council (EOC) of the National Association of Home Builders: Best Council Development Program. [Read the entire article](#)

Save the date and gain an edge on your competition Nov 2-4th 2010
Grappone Center-Concord NH.



**BUILDING
NEW HAMPSHIRE
TRADE SHOW & CONFERENCE**

Energy Efficient, Sustainable Building
November 2, 3 & 4, 2010
Grappone Center, Concord NH

The [Home Builders and Remodelers Association of New Hampshire](#) and [Build Green NH](#) have partnered with Seacoast Ink to bring contractors, developers, builders... all people in the building trades a educational and tradeshow event right here in NH! Visit 30 vendors with cutting edge technology and products- Get your NAHB certifications: Land Acquisition and Development Finance, Business Management, Certified Aging in Place & Green Building Professional. Additional full day courses include - Houses that Work, EPA Lead Paint Certification, NH OEP Energy Codes and 18 hour long sessions covering a myriad of topics from DES permitting, grants and incentives, Energy Star for Homes, solar, geothermal Radon, marketing and much more. Visit www.hbranh.com for complete listing events at the [Building NH Trade Show and Conference](#).



The Home Builders and Remodelers Association of New Hampshire, (HBRANH), an affiliate of National Association of Home Builders, (NAHB) is one of the states largest trade associations dedicated to the growth of the building industry, to provide affordable housing for all income levels and to build a positive image for the building industry. Build Green NH (BGNH) is a council of HBRANH.

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The Truth about Building Green Homes, From the Builders Perspective

I am a second generation builder, building custom homes in New Hampshire. One of the great things about building custom homes in New England is that we often watch the rest of the country explore new ideas and ways to do things before we even consider them here. The NAHB has always been a great place to see all the of these “things” before to come to the Northeast. It was not too long ago I was at one of these conventions thinking; plastic plumbing pipes, foundations made of foam LEGOS®, and cement siding, what will they come up with next? All these things are great for building in other parts of the country, but it will never take off in New England, us “Old Yankees Know Better”.

“Building Green,” is this just another fad that will die before it makes its way to New England or is this the start of a “Paradigm Shift” that I need to keep up with? The problem is, unlike the above mentioned products this is a way of building and not a tangible product. “W.I.I.F.M” the radio station that we all listen too; What’s In It For Me? I am told that this is how us builders and potential customers think and to understand Build Green, I needed to understand the W.I.I.F.M. station from both sides.



Building a “Green Home” from the home owners perspective is great! The customer will inevitably get a home that has; a greater energy efficiency and reduces pollution, provides healthier indoor air quality, reduces water usage, preserves natural resources, and is both durable and will reduce maintenance, along with an expected higher resale. This all sounds great! The next question is always, at what cost, cause this all sounds great? “I would like to “Build Green” or incorporate “Green” components as long as we can stay within my budget.

Building a “Green Home” from the builders perspective should also be something that is viewed not only great but necessary. The first thing every builder is going to tell me is “Building Green” is too expensive. I would “Build Green” but with the market being as competitive as it is right now, I can’t afford to “Build Green.” The truth is most us “Builders” would be surprised how much it cost (less than you may think). The government is currently paying us to learn with rebates as well as incentives and “Advanced Framing Techniques” promoted by the build green system allows us to use 30% less material on the structure of the home.

The truth is as a Builder who built his first NAHB Natural Building Standard Home this year, we can’t afford not to build green. It’s a niche market right now that is going to go main stream in the years to come when the government makes “Green” the building standard. The early adopters are doing their research and building green now, it is only a matter of time before each builder in the state has a potential customer that wants to Build Green. How many of us can afford to turn away business?

Another truth the home owner definitely gets a better home with 3rd party inspections. I had an insulator, after I mentioned the home was getting audited to be a “Green Home”, tell me he had to redo the insulation on the first floor cause it wasn’t going to pass the audit. Shouldn’t subcontractors be doing their job right either way?... We all know energy prices are going to go up and when that happens Home owners will be looking to be more energy conscience, and with all the news lately in the Gulf, who doesn’t feel the desire to be more planet friendly?

The biggest truth as a Builder is, the greatest thing about “Building Green Homes” is that when a home owner wants “just a home” there are thousands to choose from, if they want a “Green Home” they will have to build one. I am not going to sugar coat everything, there is some paperwork and time involved in learning. Learning, changing, and adapting are things us Builders do all the time; and now is the time to be learning to “Building Green” and stay ahead of the consumer curve.

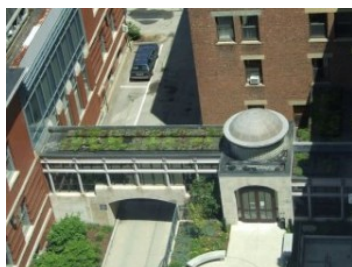


Beechwood
Builders Inc.

www.beechwoodbldrs.com 603-625-9663

By Jesse Jean,

Beechwood Builders Inc.



Manchester, NH City Hall Green Roof

Natural resources play a huge and often unrecognized role in our communities. Many people living or working in cities believe that natural resources lie outside of the city, and that they have to go into rural areas to experience the natural world. The work of urban and community forestry educators help people to understand the importance of the natural resources in their own backyards, along their downtown streets, in neighborhood parks and cemeteries, and in small patches of forestland. These street trees, landscapes, community gardens, and “pocket parks” can change people’s lives. [Read the entire story](#)



By UNH Cooperative Extension



Upcoming Events:



September 1, 2010 • 8:30 am– 5:30 pm • Concord, NH

EPA Lead Paint Certification Class

[Event details and registration](#)

September 2-3, 2010 • 8:00 am– 4:00 pm • Concord, NH

BPI Envelope Professional Course

[Event details and registration](#)

September 7 - October 1, 2010 • Boston, MA

Affordable Housing Program

[Event details and registration](#)

September 8, 2010 • 8:30 am– 5:30 pm • Concord, NH

EPA Lead Paint Certification Class

[Event details and registration](#)

September 14, 2010 • 6:30 pm– 8:30 pm • Keene, NH

Green Building Discussion Group

To learn more email info@sirsr.us

September 14, 2010 • 7:00 pm– 8:30 pm • Goffstown, NH

Home Energy Audit Party

[Event details and registration](#)

September 23,24,30, 2010•8:00 am– 4:00 pm• Plymouth,NH

BPI Combined Building Analyst & Envelope Professional Course

[Event details and registration](#)

October 11-13, 2010 • Bartlett, NH

Granite State Managers Association Annual Conference

To learn more email info@GSMA.net

October 25, 2010 • 8:00 am– 4:30 pm • Concord, NH

NH Housing Finance Authority 12th Annual Statewide Conference

[Event details and registration](#)

November 2-4, 2010 • Concord, NH

The Building New Hampshire Trade Show and Conference

[Event details and registration](#)

November 20, 2010 • 8:30 am– 4:30 pm • Concord, NH

NHSEA Home Energy Conference 2010

[Event details and registration](#)

January 12-15, 2011 • Orlando, FL

NAHB International Builders' Show

[Event details and registration](#)

March 4-6, 2011 • Manchester, NH

HBRANH NH State Home Show

[Event details and registration](#)



[Join Build Green NH](#)

SHOW ME THE \$\$



Commercial and Industrial Rebate Program

The Public Utilities Commission is charged with administering the State's Renewable Energy Fund which is to be used to support thermal and electrical renewable energy initiatives.

To date, the Commission has established a rebate program for small residential electrical renewable energy facilities and a residential solar water heating incentive program. [Learn more](#)



DOE Announces \$30 Million for Energy-Efficient Housing Partnerships

The U.S. Department of Energy today announced 15 research and deployment partnerships to help dramatically improve the energy efficiency of American homes. These highly-qualified, multidisciplinary teams will receive a total of up to \$30 million for the initial eighteen months of the projects to deliver innovative energy efficiency strategies to the residential market and address barriers to bringing high-efficiency homes within reach for all Americans. [Learn more](#)



Opportunity For Non-Profits In ME, MA, NH and VT.

Does your organization, or one you know, own a building that is in need of energy efficiency upgrades? Would you like to learn how to take action to lower your organization's monthly energy bills? Bright Built Retrofit, a collaboration among US Green Building Council, Northeast Sustainable Energy Association, Green Building Advisor, and Building Green, LLC, is excited to announce an energy conservation initiative open to non-profit organizations in Maine, Massachusetts, New Hampshire and Vermont that want to reduce the carbon footprint of their buildings.

[Learn More](#)

Green Building Resources

New Online Courses - FREE & Available 24/7

- Providing Alternative Energy with Building Integrated Photovoltaic (BIPV) Standing Seam Roofing (1 AIA/CES HSW/SD LU Now Qualifies for 1 GBCI CE Hour for LEED Professionals) [Learn more](#)
- Maintain Good Indoor Air Quality Through The Use Of Mold Resistant Wood (1 AIA/CES HSW/SD LU) [Learn more](#)
- Control of Condensation, Mold and Energy Leakage to Improve Building Performance (1 AIA/CES HSW/SD LU) [Learn more](#)



Book of the month

[Rate It Green](#) is pleased to announce the 2010 Edition of Green Building 101, a guide to finding green building industry information resources. Green Building 101 lists trade associations and organizations as well as resources such as green building media, forums, resource centers, directories, and more.

With over 1,000 listings, Green Building 101 will serve as a valuable research tool for both commercial and residential applications and for green building experts and consumers alike. [Learn more and buy the book](#)



Energy Star Rated LED Recessed Downlights: A Exciting Alternative to CFLS

"Life moves pretty fast. If you don't stop and look around once in awhile, you could miss it"

-Ferris Bueller: "Ferris Bueller's Day Off"

Well said, Ferris. The same can be said about green technologies, especially in the lighting arena.

For the last several years, eco-conscious building professionals and their customers have increasingly chosen to install IC –rated recessed downlights featuring plug-in compact fluorescent lamps in their residential construction and remodeling projects. These fixtures have been approved by Energy Star for years and provide very good light quality, long bulb life and at least 75% energy efficiency vs. traditional incandescent lamps. However, unless a dimming ballast is selected, which can add \$50 or more to the cost of the each set-up, these aren't dimmable.

Besides the valuable flexibility and appealing visual comfort that dimmability in the home provides, dimming is a green strategy in its own right. Why? When an array of light fixtures is dimmed, less electricity is consumed.

In just the last 3 years, leading lighting manufacturers have moved to develop LED dimmable recessed downlight fixtures for new construction and remodel scenarios. In response, Energy Star has approved many of these over the last 18 months or so. For a price premium of roughly 20%, the LED solution does everything the dimmable CFL will do but with 4 key advantages:

- Instant-on: no warm up time
- Longer life: 35,000 hours vs. 15,000 for CFLs
- No mercury: this eliminates the risk of contamination by breakage and the need to recycle
- Easier maintenance: replacing electronic components is simpler and bulbs don't need to be changed

When choosing recessed downlights for new or remodeled green residential projects, stop and take a look around or you could miss LEDs, the future of lighting.



By Peter Ellinwood,
GreenPoma, LLC



Valuing Green Construction

There have been many comments from the Builders and the Builder Associations, both on a National and Local level about the valuation of Green Improvements by Real Estate Appraisers. There are a number of market forces that are at play in this dynamic.

Real Estate Appraisers do not set the market. They attempt to measure the market. If the transaction (or reason for the appraisal) is a Purchase or a refinance with a mortgage being contemplated, then the client for the appraiser is the lender. The appraiser has a fiduciary relationship to protect the lender. The lender has specific requirements that the appraiser must follow in this appraisal process. The appraiser must utilize comparable sales. These sales must have closed within a 6 month period of time and they must essential similarities to the subject. In the current market you have two opposing forces. (A.) The market is at best stagnant or stable and at worse declining in many portions of the state and in many segments (price ranges, products). (B.) The cost of many Green items increases the cost to build the improvement.

In the past Bank Guidelines have precluded the Appraiser from considering a land purchase by the "Homeowner" and a construction contract in determining a comparable sale. There are many reasons Buyers and Sellers structure their transaction in this way, but in the past FNMA has not allowed these sales to be considered in the appraisal process. That has changed.. The appraiser can, now, consider these type of transactions, BUT, the Builder and the Homeowner must now disclose to the Appraiser particulars of the transaction. One major way of doing that is to provide the appraiser with the HUD settlement statement from the loan. Also full disclosure of the "extras" added to the improvement and their costs.

In this way the appraiser has a verifiable source of comparable sale information, that the lender, in the form of their Underwriter and FNMA, can understand in defining the value found in the sales that are provided in the Appraisal Report. This is just the beginning in the new partnership between the Appraiser and Builder in moving forward in this new economy.



By George F. Brooks III

George F. Brooks III has been involved in the New Hampshire Real Estate Industry for 33 years. The first half of his career was in the Brokerage field and the latter half has been in Appraising. He is a Past Chairman of the New Hampshire Real Estate Appraiser Board. 1985 Past President of the Greater Manchester Board of REALTORS, he teaches Real Estate Appraisers and Brokers real estate re-certification classes. George can be reached at 603-537-1144 or through his web site at Brooksrealestatenh.com.

Green Building Certification Programs



Worldwide, the square footage of certified green building space will increase 780%, from approximately 6 billion square feet (560 million m²) in 2010 to 53 billion square feet in 2020, predicts a new report from Pike Research. Most of this space-80%-will be commercial. In the residential sector, the vast majority of certified buildings are new construction; this will remain the case over the next ten years. An executive summary of the report, "Green Building Certification Programs," is available [here](#).



New Hampshire Housing Industry on the Upswing. New Permits Issued Bucks National and Regional Trends.

According to the U.S. Census Bureau the number of building permits issued for new residential building in New Hampshire is up substantially from last year. Through June the number of single family permits issued stood at 1,033 which is 56% ahead of 2009 for the same six month period. With even stronger performance in the multifamily area the total number of permits for all residential building was up 67% over last year.

Merritt Peasley, President of the Home Builders & Remodelers Association of New Hampshire stated, "Even though we have a long ways to go as the industry comes out of this recent downturn in the overall economy and, especially in our industry, we are pleased to see these numbers." According to the National Association of Home Builders permit issuance, which can be an indicator of future building activity, fell nearly 26 percent in the Northeast overall. "This is additional evidence that New Hampshire will continue to lead the region as the economy recovers, we put more people back to work in the construction industry, and make the critical contributions to the state's economy", Peasley said.



Luxury Apartments Near Johnson Space Center Largest Project to Be Certified Green by NAHB

A luxury apartment complex built with energy- and water-efficient features and within walking distance of the Johnson Space Center in Houston has become the largest project to be certified by the [NAHB Research Center](#) to the [National Green Building Standard](#). Voyager at the Space Center — a 313-unit apartment development in Nassau Bay, Texas — met specific benchmarks in energy-, water- and resource-efficiency; indoor environmental quality; lot and site development; and operation and maintenance education to qualify for the standard, the first green residential rating system to be approved by the American National Standards Institute (ANSI). This is the 15th multifamily building to be certified to the standard, according to the NAHB Research Center. There are eight more awaiting certification.



The project was developed by Martin Fein Interests, a member of the Greater Houston Builders Association (GHBA) that also builds apartment buildings and commercial developments in Austin, Texas, and in Denver.

"Green is booming in the Lone Star State, and I am delighted to see green building become accessible not just to Texas home buyers but also to renters," said NAHB Chairman Bob Jones. [Read the entire article](#)



Russia Tower – World's largest naturally ventilated building

What is going on with all these gigantic spiky eco towers popping up all over Russia and the former Soviet Union? First it was the piercing Siberian eco-tower in Mantsyisk, then the sharp and very aggressive looking 'Peace' Center in Astana, Kazakhstan, then the enormous volcanic Crystal Island spire in Moscow, and just this week, this new sharp green tower going up in St. Petersburg. Seriously, what gives? Iconic British architect Norman Foster is responsible for 4 out of 5 of these pointy eco towers, so clearly the man has a thing for building sharp, angular 'environmental' towers in the former Soviet Union. But is there a connection in terms of the geography and clients as well? Is it something in the air? [Read the entire article](#)





**BOSTON
ARCHITECTURAL
COLLEGE**

Do you want to enhance your skills by learning about green roofs, sustainable neighborhoods or greening existing buildings?

Register for an online course in one of these subjects or take six courses and earn a certificate in sustainable design from the Boston Architectural College (BAC). With over thirty graduate-level courses to choose from, the BAC is a pioneer in sustainable design education and offers the most comprehensive sustainable design curriculum in the country. All courses are:

- Online
- Instructor-led by building industry experts
- Interactive
- Asynchronous

Do you need to earn continuing education credits? [Register today for the Fall 2010 Semester](#) or call +1.617.585.0101

Maintain your LEED AP credential, your AIA membership, your RIBA membership or your license by taking a course through the BAC Sustainable Design program. To learn which courses apply check out the course descriptions on our site.



Join NHSEA and friends for New Hampshire's most comprehensive sustainable energy conference!

12 workshops: energy efficiency • sustainable energy • public policy • community-wide energy solutions

2 dozen exhibitors

Network with sustainable energy professionals

Save the date! This conference fills up fast!

www.nhsea.org/home-energy

November 20, 2010
The Grappone Center
Concord, NH

For more information contact:
Madeline McElaney
Conference Organizer
Phone: 603-226-4732
E-mail: Madeline@nhsea.org

Home Star Program Update

Efficiency First is a national nonprofit trade association that unites the Home Performance workforce, building product manufacturers and related businesses and organizations in the escalating fight against global warming and rising energy costs. Efficiency First represents its members in public policy discussions at the state and national levels, to promote the benefits of efficiency retrofitting and to help our industry grow to meet unprecedented demand for quality residential energy improvements.

HOME STAR is proposed new legislation to create jobs in existing industries by providing strong short-term incentives for energy efficiency improvements in residential buildings. The program will move quickly, with a minimum of red tape, and will act as a bridge to long-term market development of existing industries. [Learn more](#)



Do Business With A Member

- [Click Here](#) to view a list of Association Members.

For more information about finding a Certified Green Professional or to learn more about earning a Green Professional Designation,



To submit an article for a future edition of the Build Green NH Newsletter, [email](#) or call 603-228 0351.

[Click Here](#) to join the Home Builders and Remodelers Association of New Hampshire and Build Green NH.

You are receiving this communication as we believe the content is of value to you as a professional in the building and development industry.

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